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9/25/01

September 25, 2001

Ms. Kate Green, Planner
Office of Planning and Development Review
1900 SW Fourth Avenue, Suite 5000
Portland, Oregon 97201

Dear Ms. Green:

We are in receipt of your September 20 letter asking for more details for LUR 01-00587 GW.

Please accept this letter as our formal request to extend the deadline to submit additional detail until March 6, 2002.

Sincerely,

Ann L. Gardner
Development Project Manager

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cc: Mat Cusma, Crawford Street Corporation
Ross Rieke, Bridgewater Group, Inc.
Mark Reeve, Reeve Kearns

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**Office of Planning
and
Development Review
Land Use Review Section**

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Date: September 20, 2001

To: Ann Gardner/Marion Haynes
Crawford Street Corporation
PO Box 10047
Portland OR 97296

From: Kate Green, Planner
Development Review
(503) 823-5868

Re: LUR 01-00587 GW

We received your application for a Greenway Review on September 6, 2001. In order to continue to process your application, we need additional information. Until we receive this information, your application cannot be considered complete. Please note that your application has been reviewed only to determine if all required materials have been submitted. A full review of how your proposal addresses the applicable criteria will occur after all material is received.

The following materials must be submitted in order for your application to be complete:

Project Site:

The project site was identified as including three properties, two on the riverside of N Bradford and one on the landward side of N Bradford. Our records indicate that four additional properties are also under the same ownership. Based on the *site* definition in the *Zoning Code*, all adjacent and abutting properties in the same ownership or control should be included in the site description and identified on the site plans. Please clarify the extent of the site boundaries.

Project Description:

The project application indicates that the requested review is for the removal of 150 feet of black sand from the top of the riverbank, and the submitted *Work Plan* notes that 300 cubic yards of material will be removed from the riverbank at and below the 30 foot elevation. Please clarify the extent of the proposed site alterations and provide a detailed description of the activities and development associated with the sand removal action. Please also identify the uses and activities that presently occupy the site, and describe how or to what extent those uses will change with the proposed actions.

Please also describe the duration that the excavated material will be stockpiled on the site and what the final location or treatment of that material will be. Will it be redeposited on the site or removed to a containment facility?

Development Plans:

To more fully understand the proposal, we need detailed and dimensioned site plans, which include the following:

Existing Conditions Plan, show the property and greenway zoning boundaries and all existing development on the site, including buildings, parking, plantings, and exterior storage, as well as development on adjacent lands or waterways within 20 feet of the site. Identify the site topography at 2-foot contour intervals and show the ordinary high water line, 100-year floodplain, top of the riverbank and 25-foot Greenway Setback. Describe the existing bank conditions (ie. steep, vegetated, riprap). Show what, if any, existing trail accommodations are provided on the site, since the *Zoning Map* shows the Greenway Trail is to be located across two portions of the project site.

Proposed Development Plan, show the property and greenway zoning boundaries and all existing and proposed development; include the location, type, and size of any new plantings and the size and type of any vegetation to be removed (if preferred, the planting information may be included on a separate *Planting Plan*). Describe how the proposed plantings will be installed (ie. hand digging, mechanical equipment) and how the existing trees will be protected during the excavation and planting activities. Also identify the site topography at 2-foot contour intervals and show the

ordinary high water line, 100-year floodplain, top of the riverbank and 25-foot Greenway Setback. Identify any proposed storage and maneuvering areas that will be used during the clean-up and planting activities.

Construction Management Plans, to include the following:

Grading Plan (2-foot contour intervals), designate areas of impact and itemize the type and quantity of all excavation and fill materials. If, as noted in the *Work Plan*, a berm will be constructed on the bank to control stormwater, please provide drawings to show the engineered configuration of the berm and the volume of stormwater that will be affected. Also show where and how trees will be protected/replaced within construction area. Portions of the site are also within the 100-year floodplain and subject to the regulations of Title 24 (Chapter 24.50) regarding balanced cut and fill. Describe the methods and equipment that will be employed for the excavation. Identify what slopes will be established when the sand is excavated and address how those slopes will be stabilized.

Erosion Control Plan, address temporary and permanent erosion control elements and the timing of their installation and removal.

Construction Schedule, describe the timing, duration and sequence of construction, including the excavation, fill, stockpiling, plantings, fencing, erosion control, etc. The *Work Plan* indicates a two or three day work schedule for the sand removal, please revise the schedule to include all associated activities.

Stockpiling and Storage Areas, show the location of all materials, equipment and vehicles used during the clean-up and construction activities.

Detail Drawings, provide details of any structures (fencing, retaining walls/berms, etc) that are proposed to be located within and riverward of the Greenway Setback. Please note that any development in this area must be river-dependent or river-related (33.440.210); or it may otherwise be subject to a Greenway Goal Exception.

Greenway Approval Criteria:

Please revise the project narrative to further address the following:

Criterion B/Issue A: The application narrative notes that no structural elements are proposed; however, the *Work Plan* refers to some fencing and a possible berm or retaining wall and pipes near the areas to be excavated. Please clarify the information about any existing or proposed structures (fences, retaining walls, pipes, etc) and revise the narrative as needed.

Criterion B/Issues B and F: Address the status of any existing trail access on the site and how the site complies or will comply with the public trail standards (33.440.240).

Criterion B/Issue C: Describe more about the alterations that are proposed to the bank, the amount and type of material to be excavated and filled, and the size and type of vegetation to be removed and installed.

Criterion B/Issue D: Provide additional information and drawings to address bank topography and erosion control, as well as the final bank treatment.

Criterion B/Issue E: Submit a development plan or planting plan that addresses how the site complies or will comply with the greenway landscaping standards (33.440.230)

The requested information or a written request for an extension to the application deadline must be submitted by **October 6, 2001**. An extension will allow you up to 180 days beyond the application date or until **March 6, 2002**, to complete your application. We will begin processing your application once it is complete.

If you do not provide the information needed to complete your application within the 180-day period, your application will be voided (33.730.060.A3, Time Extensions).

Please write or call me at (503) 823-5868 if you have any questions. I look forward to working with you and will notify you when your application is considered complete.

cc: Application Case File